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**IN THE HIGH COURT OF PUNJAB AND HARYANA AT
CHANDIGARH**

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**CR-3338-2026 (O&M)
Date of decision :21.04.2026**

GURPREET SINGH

... PETITIONER

VERSUS

RAJWINDER KAUR

...RESPONDENT

CORAM: HON'BLE MR. JUSTICE PARMOD GOYAL

Present: Mr. Harkirat Singh Ghuman, Advocate
for the petitioner.

Mr. Suveer Sheokan, Advocate
for the respondent-caveator.

PARMOD GOYAL, J. (ORAL)

1. Present revision petition is preferred by petitioner-tenant being aggrieved by the impugned order dated 10.01.2020 passed by the learned Rent Controller, Ludhiana vide which petition under Section 13 of the East Punjab Urban Rent Restriction Act, 1949 filed by the respondent-landlord was allowed and by judgment dated 03.04.2026 vide which appeal preferred by petitioner-tenant against order dated 10.01.2020 was dismissed.

2. Learned counsel for the petitioner-tenant after arguing for some time on merits submits that he be granted one year's time to hand over the vacant and peaceful possession of demised premises to the respondent-landlord and shall forego his right to challenge eviction.



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3. Respondent-landlord through his counsel has agreed to this proposal, however, requests that four months' time be given to the petitioner-tenant to hand over vacant and physical peaceful possession of the demised premises, subject to payment of arrears of rent and fulfillment of the other conditions, as mentioned below:

4. On consideration, it was proposed by Court to allow petitioner time upto 31.12.2026, which was agreed upon by both sides.

5. In view of above, the petition is disposed of subject to following conditions:-

- (i) The petitioner-tenant shall hand over the vacant physical possession of demised premises to the respondent-landlord by 31st December, 2026.
- (ii) The petitioner-tenant shall clear all the arrears of rent on or before 10th May, 2026.
- (iii) The petitioner-tenant shall continue to pay the rent to the respondent-landlord on monthly basis regularly by on or before 10th of every month.
- (iv) The petitioner-tenant shall not hand over the possession to any other person except respondent-landlord.
- (v) The petitioner-tenant shall furnish undertaking accepting above conditions with the learned Executing Court within 07 days from today.
- (vi) The petitioner-tenant on fulfillment of the conditions mentioned above shall not be dispossessed. In case, petitioner-tenant fails to comply with any of above conditions, the present order would be of no help to the petitioner-tenant and learned Executing Court may proceed further with the execution without being influenced by the present order. The revision petition would stand dismissed.



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6. The revision petition is accordingly disposed of in above terms.
7. Pending miscellaneous application(s), if any, also stand(s) disposed of accordingly.

21.04.2026
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(PARMOD GOYAL)
JUDGE

Whether speaking/reasoned	Yes
Whether reportable	Yes/No